

For sale

Former T-Mobile Switch Facility
3 Enterprise Drive
Albany, NY 12204

Building Size: 11,529 SF
Site Size: +/- 1.41 Acres



JLL Portfolio Disposition Services

State Licensee

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CBRE UPSTATE NY

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List Price: \$1,383,500



Building Specifications:

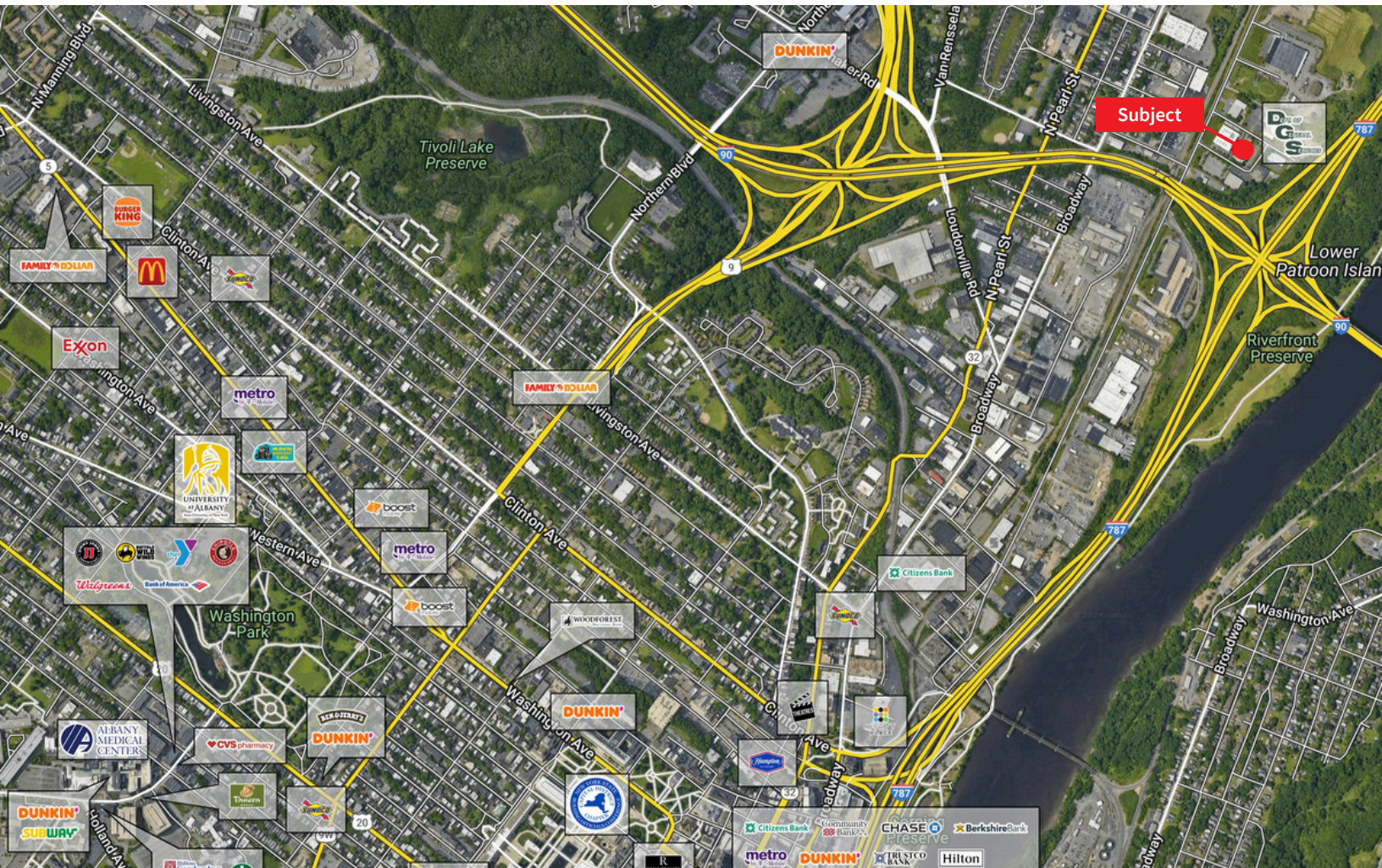
- Building SF: +/- 11,529 SF
- Site Size: +/- 1.41 Acres
- Parking: 52 Spaces
- Year Built: 1991
- Type Construction: Block
- Maximum Ceiling Height: +/- 20'
- Number of Docks: 1
- Number of Overhead Doors: None
- Number of Ramps: None
- Zoning Designation: I-1, Light Industrial
- Sprinkler System: Wet Pipe
- Condition: Seller to remove servers, racks, batteries, and cabinets, otherwise "As-Is"
- Decommission Date: 6/1/2024
- Personal Property to Remain: Generator, HVAC, ATS, Fire Safety

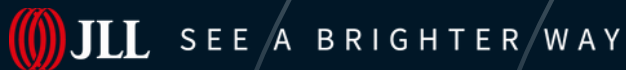
Property Highlights:

- Exceptional location, situated near the intersection of I-787 and I-90, allowing for convenient access and efficient transportation.
- Enjoy the convenience of ample parking with +/- 52 vehicles on-site.

Electrical and Cooling Specifications:

- # of Cabinet Positions Possible: 184
- Commercial AC Capacity from Utility to Main Service Board: 1200 Amps, single 480V line
- Generator Capacity: 600 KW, N Redundancy
- HVAC: Condenser based
- Cooling Capacity: 112 gross tons, N+1 configuration
- # of LTE enodeB Connections Terminating at Site: +/- 690
- Property is expandable from a server space, power and cooling perspective.





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